

# City of Dayton, Ohio



## 2008 Neighborhood Stabilization Plan

# DRAFT



The City will take comments on this draft plan until 5:00 p.m.  
Monday, November 24, 2008

You may send comments to:

Valerie McIntosh, Senior Community Development Analyst  
Department of Planning & Community Development  
City Hall-6<sup>th</sup> Floor  
101 W. Third St.  
Dayton, Ohio 45402

Email comments to:

[valerie.mcintosh@cityofdayton.org](mailto:valerie.mcintosh@cityofdayton.org)

Fax comments to: 937.333.4281

## THE NSP SUBSTANTIAL AMENDMENT

Jurisdiction(s): <u>City of Dayton, Ohio</u> ( <i>identify lead entity in case of joint agreements</i> )	NSP Contact Person: Valerie McIntosh Address: 101 West Third St. 6 <sup>th</sup> Floor Dayton, Ohio 45402 Telephone: 937-333-3816 Fax: 937-333-4281 Email: valerie.mcintosh@cityofdayton.org
Jurisdiction Web Address: <ul style="list-style-type: none"><li>(URL where NSP Substantial Amendment materials are posted)</li></ul>	

### **A. AREAS OF GREATEST NEED**

**Provide summary needs data identifying the geographic areas of greatest need in the grantee's jurisdiction.**

**Note:** An NSP substantial amendment must include the needs of the entire jurisdiction(s) covered by the program; states must include the needs of communities receiving their own NSP allocation. To include the needs of an entitlement community, the State may either incorporate an entitlement jurisdiction's consolidated plan and NSP needs by reference and hyperlink on the Internet, or state the needs for that jurisdiction in the State's own plan. The lead entity for a joint program may likewise incorporate the consolidated plan and needs of other participating entitlement jurisdictions' consolidated plans by reference and hyperlink or state the needs for each jurisdiction in the lead entity's own plan.

HUD has developed a foreclosure and abandonment risk score to assist grantees in targeting the areas of greatest need within their jurisdictions. Grantees may wish to consult [this data](#), in developing this section of the Substantial Amendment.

#### Response:

The City of Dayton, Department of Planning and Community Development has analyzed and mapped five HUD and local data indicators to determine Areas of Greatest Need. Those five indicators are described below:

- ♦ **Percentage of Persons at or Below 120% AMI** – Based on data provided by the Department of Housing and Urban Development, the percentage of all persons per Census block group that are at or below 120 percent of the area median income. (Map 1).
- ♦ **HMDA High Cost Loans** – Based on data provided by the Department of Housing and Urban Development, the percentage of high cost loans according HMDA information (Map 2).
- ♦ **Predicted 18 Month Underlying Foreclosure Rate** – As calculated by the Department of Housing and Urban Development. (Map 3).

- ♦ **Percentage of Property Two or More Years Tax Delinquent** – City of Dayton statistics were used to determine the percentage of each block group two or more years delinquent in taxes (total number of acres two or more years delinquent divided by the total acres in the block group). This information was included to account for areas that have been harmed by recent foreclosures and areas that will likely face increased foreclosures (Map 4).
- ♦ **Neighborhood Stability Score** – This value takes into account two factors:
  - 1.) Percentage of land in the block group that is maintained by the City of Dayton.
  - 2.) Percentage of all structures in the block group that has been given a Condition Rating of three or higher (on a scale of one to five, five being the worst condition) by the City of Dayton Division of Housing.

Block groups were then ranked by their combined performance in these two factors. Once each block group was evaluated by each of these five indicators, a single index was created to summarize the data. This index was then used to determine areas of greatest need. The table below describes how the index was established (Map 5):

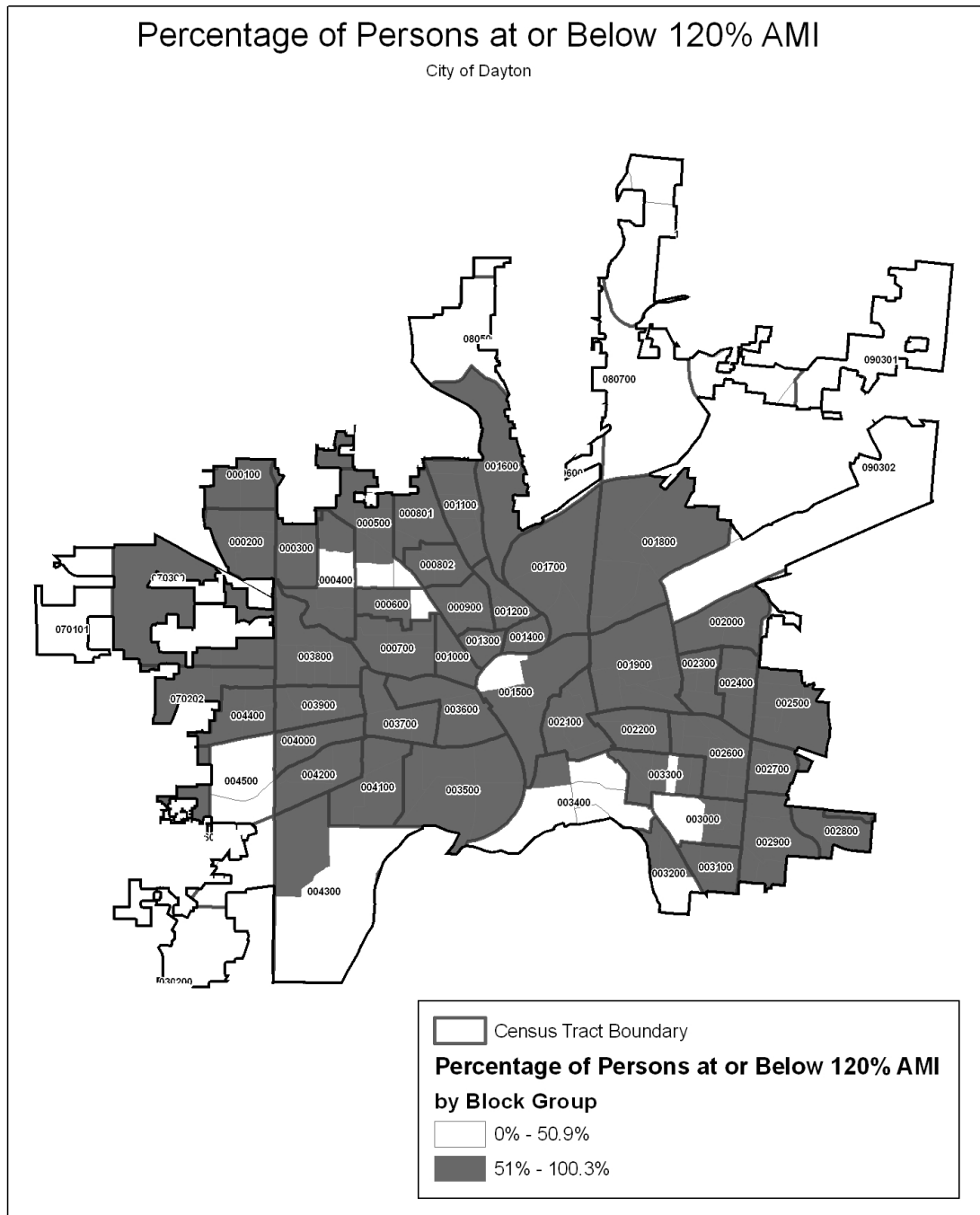
Indicator	Point Value		
	1	2	3
Percent LMMA (Map 1)	<50%	>50%	--
Percent with High Cost Loan (Map 2)	<40%	>40%	--
Predicted Foreclosure Rate (Map 3)	<5%	5.1-10%	10.1% or Higher
2 Years Tax Delinquent (Map 4)	<4%	>4%	--
Neighborhood Stability (city maintained lots and structural conditions)(Map 5)	Most Stable – The top 50% of block groups in stability ranking	Marginal – between Most and Least Stable	Least Stable – The lowest 25% of all block groups in stability ranking

After point values were assigned, a Total Index Score was calculated for each block group by adding the point values from the individual indicators. The table below describes the significance of the Total Index Score value (Map 6):

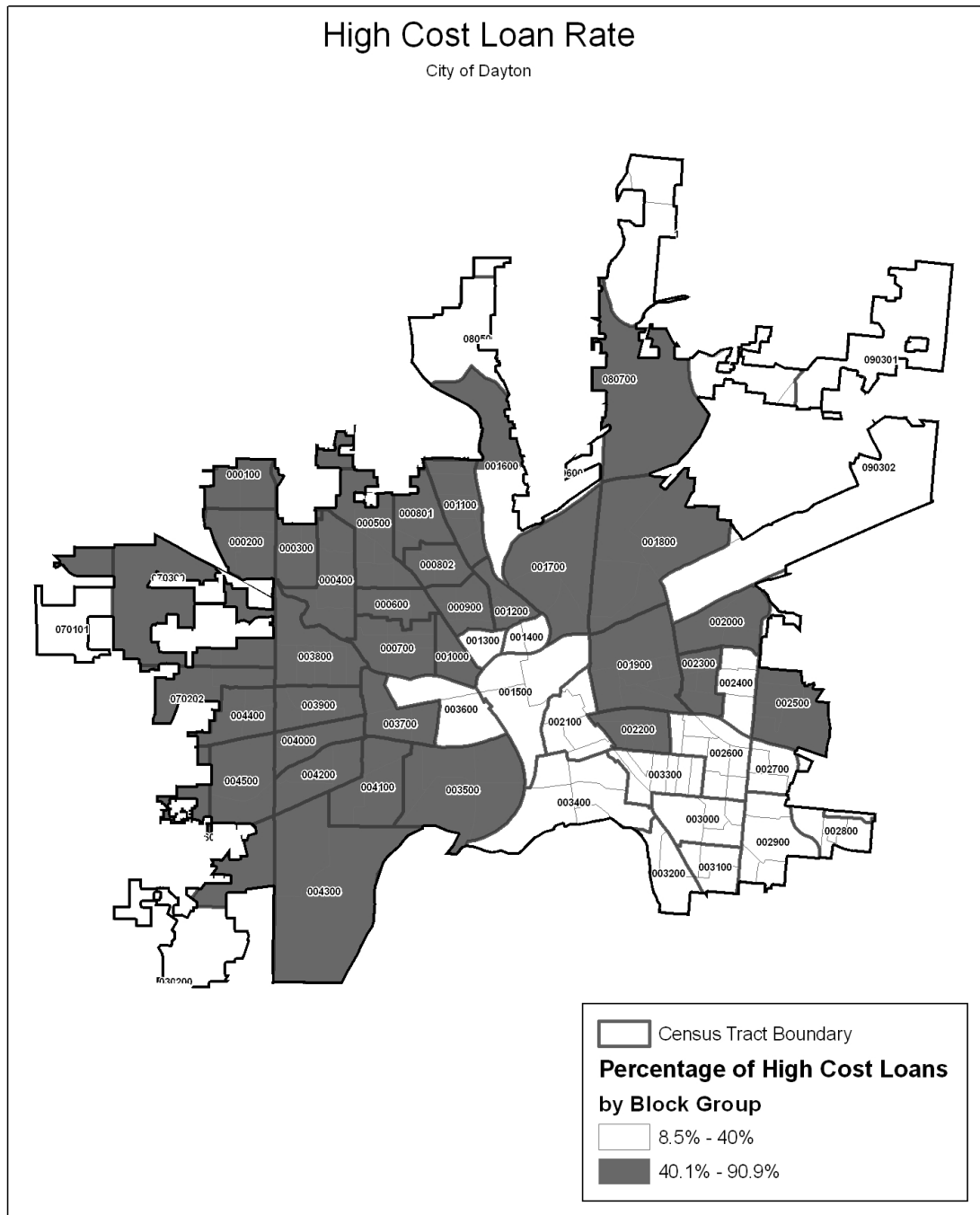
<b>Index Score</b>	<b>Title</b>	<b>Description</b>
5 to 6	Limited Need	Block Groups that show limited signs of distress or risk of widespread foreclosure and/or abandonment
7 to 8	Moderate Need	Distress and risk factors are present, although not as pronounced as the Areas of Greatest Need
9 to 12	Area of Greatest Need	Multiple significant distress and risk factors are present and stabilization efforts are required.

The following is an explanation of the data results used to determine eligible neighborhoods/project sites:

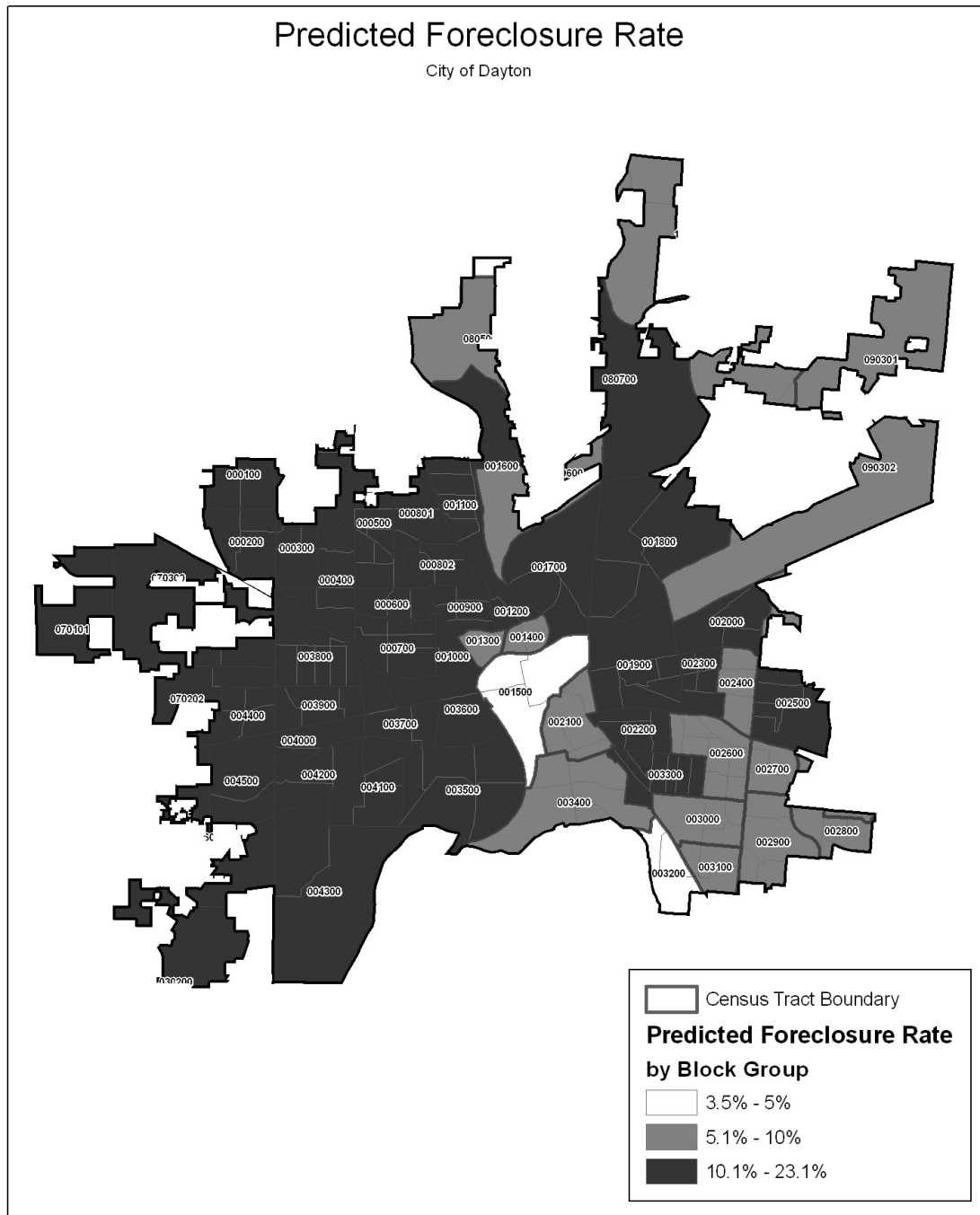
- 1.) Greatest Percentage of Home Foreclosures: The 38 Census Tracts in the City of Dayton that are highest in foreclosure rate are represented by the Areas of Greatest Need set forth in Section A of this document, either in part or in whole. The Areas of Greatest Need (Map 6) coincide greatly with those with the highest Predicted Foreclosure Rate shown in Map 3.
- 2.) Highest Percentage of Homes Financed by a Subprime Mortgage Related Loan: The 27 Block Groups that have the highest rate of High Cost Loans are represented in the Areas of Greatest Need set forth in Section A of this document. The Areas of Greatest Need (Map 6) coincide greatly with those areas that have the highest rate of high cost loans Map 2.
- 3.) Likely to face a significant rise in the rate of home foreclosures: The Areas of Greatest Need are strictly aligned with those areas identified by HUD and the City of Dayton as being at risk of foreclosure and abandonment. This conclusion is based on HUD provided data and calculations, as well as the incorporation of risk-associated criteria into the data model described in this section.



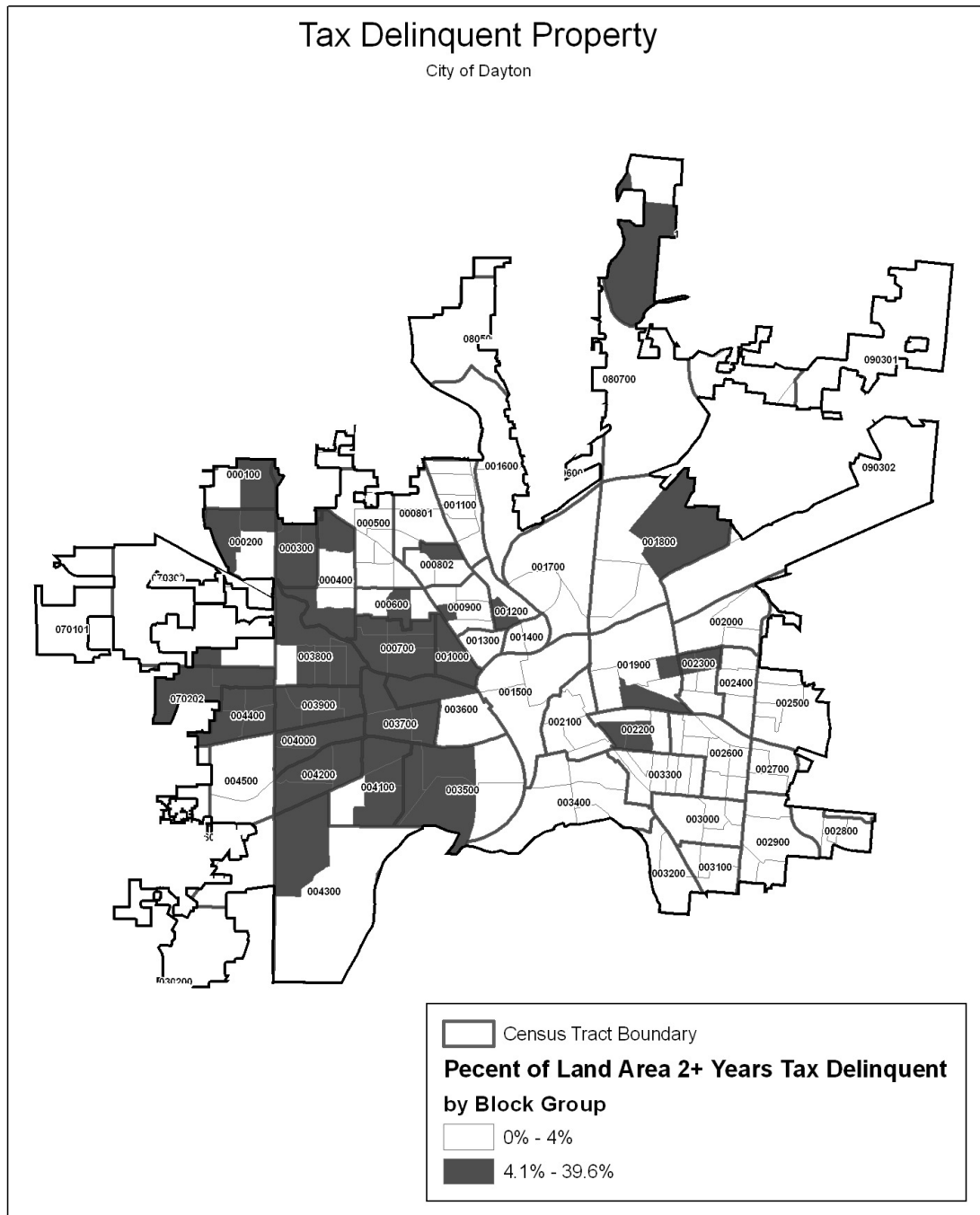
Map 2



Map 3

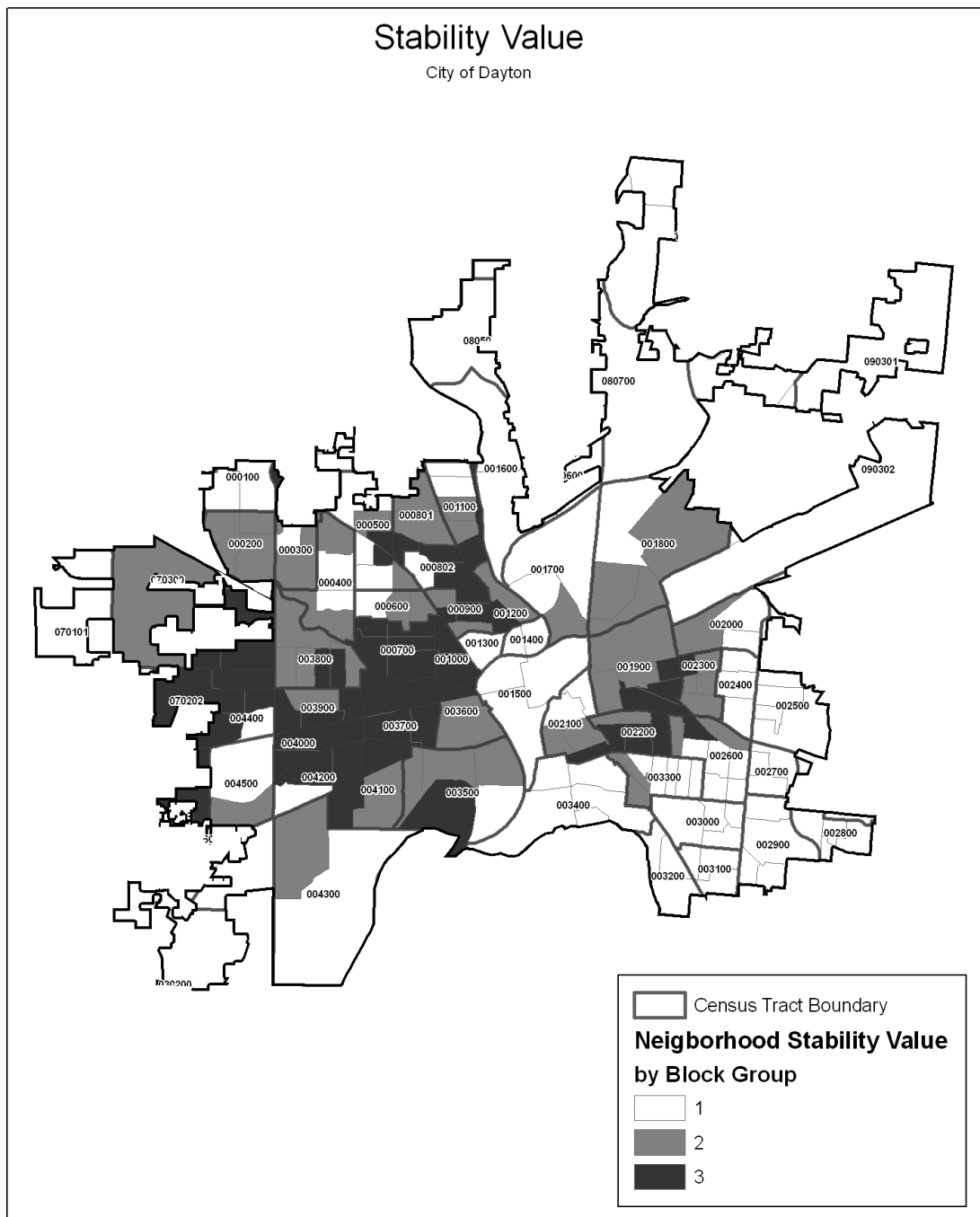


Map 4





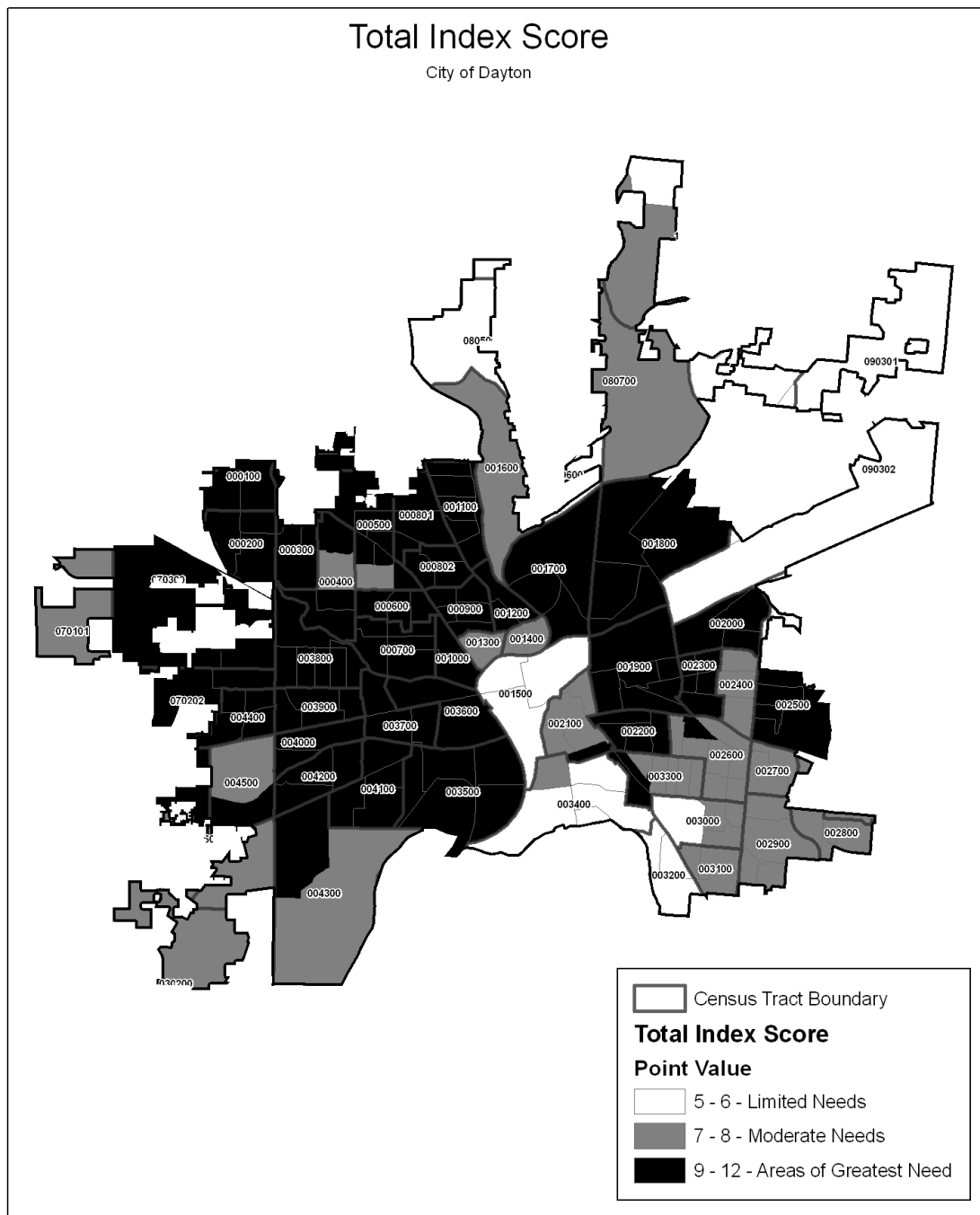
Map 5



Map 6 shows the geographic distribution of Greatest Need areas, which are listed below:

STATE	COUNTY	TRACT	BLKGRP
39	113	000100	1-2
39	113	000200	1-3
39	113	000300	1-3
39	113	000400	1
39	113	000400	3-4
39	113	000500	1-5
39	113	000500	7
39	113	000600	1-3
39	113	000700	1-5
39	113	000801	1-3
39	113	000802	1-3
39	113	000900	1-5
39	113	001000	1-2
39	113	001100	1-6
39	113	001200	1-2
39	113	001700	1-3
39	113	001800	1-4
39	113	001900	1-6
39	113	002000	1-3
39	113	002100	5
39	113	002200	1-4
39	113	002300	1-5
39	113	002500	1-5
39	113	002600	2
39	113	003300	2-3
39	113	003500	1-5
39	113	003600	1-2
39	113	003700	1-3
39	113	003800	1-6
39	113	003900	1-4
39	113	004000	1-2
39	113	004100	1-4
39	113	004200	1-3
39	113	004300	1
39	113	004400	1-4
39	113	004500	2
39	113	060300	1
39	113	070201	2
39	113	070202	1-2
39	113	070300	1-3
39	113	080100	2-4
39	113	080300	2
39	113	080400	2

Map 6



## ***B. DISTRIBUTION AND USES OF FUNDS***

**Provide a narrative describing how the distribution and uses of the grantee's NSP funds will meet the requirements of Section 2301(c)(2) of HERA that funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures.**

***Note:* The grantee's narrative must address these three stipulated need categories in the NSP statute, but the grantee may also consider other need categories.**

### Response:

Section 2301(c)(3) of HERA stipulates that funds be distributed to areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures.

NSP funds will be allocated to projects such as the demolition of blighted/vacant structures; construction of new housing on redeveloped lots in eligible areas for residents having incomes at or below 50% AMI; funding to support the purchase and rehab of single family units that have been foreclosed in NSP targeted neighborhoods; and, the recovery of vacant/abandoned lots to create new opportunities for development. To ensure that NSP funds are targeted and equitably distributed to meet program goals, the City will focus primarily on neighborhoods with a ranking of 9-12 and other eligible areas (Map 6).

## ***C. DEFINITIONS AND DESCRIPTIONS***

### **(1) Definition of "blighted structure" in context of state or local law.**

#### Response:

The City of Dayton adheres to the following definition and guidelines for placing blighted structures in its Nuisance Abatement Program:

#### **Ohio Code of Ordinances- Building Regulations (152.01)**

Public nuisance. Any underground container or storage tank, fence, wall, garage, shed, house, lot, building, structure, tree, pole, smoke stack, or any excavation, basement, cellar, well, cistern, sidewalk subspace, walks, driveways, terrace steps or parts thereof, which has any or all of the conditions or defects hereinafter described shall be deemed to be a public nuisance

(1) The following conditions or defects shall constitute a public nuisance when they endanger the life, health, property, safety, or welfare of the public, or of any current or prospective occupants:

(a) Whenever the premises are a deteriorating and blighting influence on nearby properties by reason of continued vacancy and a lack of reasonable or adequate maintenance of structures and grounds.

(b) Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a

period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

(c) Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or as defined by statute.

(d) Whenever any building or structure is determined to be a fire hazard.

(e) Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

(f) Whenever any building or structure, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion less than 50 percent, or in any supporting part, member or portion less than 66 percent of the:

1. Strength;
2. Fire-resisting qualities or characteristics; or
3. Weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.

(g) Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this city, as specified in the Unified Building Code or Housing Code, or of any law or ordinance of this state or city relating to the condition, location, or construction of buildings.

(h) Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become:

1. An attractive nuisance to children;
2. A harbor for vagrants, criminals or immoral persons; or as to
3. Enable persons to resort thereto for the purpose of committing unlawful or immoral acts.

(i) Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.

(j) Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

(k) Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

(l) Whenever the building or structure, or any portion thereof, because of:

1. Dilapidation, deterioration or decay;
2. Faulty construction;
3. The removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building;
4. The deterioration, decay or inadequacy of its foundation; or
5. Any other cause;

is likely to partially or completely collapse.

(m) Whenever any portion thereof has cracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is reasonably safe.

(n) Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings.

(o) Whenever any portion or member or appurtenance thereof is likely to fall, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

(p) Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.

(q) Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one-half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.

(r) Whenever the walking surface of any aisle, passageway, stairway or other element of a means of egress is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.

(s) Whenever any door, aisle, passageway, stairway or other element of a means of egress is not of sufficient width or size or is not so arranged as to provide safe and adequate means of egress and creates a serious hazard.

(2) The following conditions shall constitute a public nuisance:

(a) That which is defined as a nuisance in R.C. § 3767.01(c), which is incorporated herein by reference and made a part hereof.

(b) That which is defined as a nuisance in R.C. § 4301.73, which is incorporated herein by reference and made a part hereof.

(c) Premises or real estate, including vacant land, on which a felony violation occurs of Chapter 2925 or 3719 of the Ohio Revised Code occurs, regardless of whether there has been a conviction for said violation.

**(2) Definition of “affordable rents.” *Note:* Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program –specific requirements such as continued affordability.**

Response:

The City adheres to HUD’s generally accepted definition of affordability. A household is to pay no more than 30 percent of its annual income on housing. Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care.

**(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.**

Response:

To ensure that affordability guidelines are adhered to, the City will enforce deed restrictions on applicable projects. The City will also conduct periodic monitoring of each project to verify that applicable rules and regulations (including affordability periods) are being followed.

**Monitoring Goals**

The City's Monitoring Plan for the Consolidated Plan and each annual Action Plan/Amendment will achieve three primary goals:

1. Ensure that all activities and initiatives funded, in part or in whole, with HUD funds are consistent with the approved Consolidated Plan.
2. Ensure that all activities and initiatives funded are implemented by an accountable subrecipient, in a timely and financially prudent manner; and that all funds expended are in compliance with federal regulations.
3. Ensure that all activities and initiatives funded are evaluated and monitored regularly, and that performance is assessed and reported.

**(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.**

Response:

Housing assisted with NSP funds must meet local building, housing and zoning codes in compliance with 24 CFR, Part 92.251. Homes to be rehabilitated after transfer of ownership interest must follow guidelines as stipulated in 24 CFR, Part 92.251(b). All repairs must be done in accordance with local building code standards. Properties renovated with any source of HUD funding must meet all building code standards when the renovation is complete.

***D. LOW INCOME TARGETING***

**Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: \$59,800.00**

**Note:** At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Response: The City will commit **\$1,375,000.00** of its NSP funds to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income. This total amount represents 25% of the City's NSP funding. The following is a brief description of the projects to be funded to meet this need:

- ♦ Habitat for Humanity-the project will construct 10 single family homes on scattered sites throughout the City. **\$350,000.00**

- ♦ River Commons- the project will construct 83 permanent supportive housing units to homeless adult men and women. **\$400,000.00**
- ♦ Dayton Metropolitan Housing Authority- the project will construct seven ADA compliant, single family homes on Fitch and Hawthorne. **\$300,000.00**
- ♦ Lyon's Place- the project will construct 67 units of elderly housing on the Dayton Veterans Administration hospital and administrative campus. **\$325,000.00**

#### ***E. ACQUISITIONS & RELOCATION***

**Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e.,  $\leq 80\%$  of area median income).**

If so, include:

1. The number of low- and moderate-income dwelling units—i.e.,  $\leq 80\%$  of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.
2. The number of NSP affordable housing units made available to low- , moderate-, and middle-income households—i.e.,  $\leq 120\%$  of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).
3. The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

Response:

1. The number of low- and moderate-income dwelling units-The demolition of approximately 500 vacant, blighted structures will occur in areas of greatest need and in other targeted eligible areas that are at 120% AMI and below.
2. The number of NSP affordable housing units made available to low- , moderate-, and middle-income households-4 (see Fall Soft project description).
3. The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income. 167 units (see **D-Low Income Targeting**)



#### ***F. PUBLIC COMMENT***

Provide a summary of public comments received to the proposed NSP Substantial Amendment.

**Note:** proposed NSP Substantial Amendment must be published via the usual methods and posted on the jurisdiction's website for no less than 15 calendar days for public comment.

##### Response:

Beginning November 10, 2008, this Substantial Amendment Draft will be posted on the City of Dayton's website at [\*\*www.cityofdayton.org\*\*](http://www.cityofdayton.org) under the Department of Planning and Community Development. The City of Dayton will hold a Public Hearing and Presentation of this Draft plan Monday, November 10, 2008 at 5:30 p.m. in the 6<sup>th</sup> Floor Training Room, City Hall, 101 W. 3<sup>rd</sup> Street, Dayton, Ohio 45402. The City will take comments on the proposed plan until 5:00 p.m. on Monday, November 24, 2008.

**G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)**

- (1) Activity Name: Division of Housing and neighborhood Development
- (2) Activity Type: Planning and Administration- 24 CFR 570.202
- (3) National Objective: LMMI (Housing and Economic Recovery Act §2301(f)(3)(A)(i) & (ii))
- (4) Activity Description: This allocation provides staff to coordinate and facilitate the City's NSP funded activities
- (5) Location Description: City of Dayton eligible NSP areas.
- (6) Performance Measures: N/A
- (7) Total Budget: \$279,145.00
- (8) Responsible Organization: City of Dayton, Division of Housing and Neighborhood Development
- (9) Projected Start Date: March 2009
- (10) Projected End Date: September 2013
- (11) Specific Activity Requirements: N/A

**G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)**

- (1) Activity Name: Division of Housing Inspection/Code Enforcement
- (2) Activity Type: Planning and Administration 24 CFR 570.202(c)
- (3) National Objective: LMMI
- (4) Activity Description: This allocation provides staffing for the City's neighborhood conservation program that includes housing, zoning, and nuisance code enforcement.
- (5) Location Description: City of Dayton eligible NSP areas.
- (6) Performance Measures: N/A
- (7) Total Budget: \$279,145.00
- (8) Responsible Organization: City of Dayton, Division of Housing and Neighborhood Development
- (9) Projected Start Date: March 2009
- (10) Projected End Date: September 2013
- (11) Specific Activity Requirements: N/A

**G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)**

(1) Activity Name: River Commons

(2) Activity Type: Redevelop Demolished or Vacant Properties- 24 CFR 570.201(c)

(3) National Objective: LMMI

(4) Activity Description:

River Commons provides permanent supportive housing to 83 homeless single adult men and women.

(5) Location Description: Census Tract/Block Group CT17

(6) Performance Measures: 83 units of housing to be constructed for households that are 50 percent of area median income and below.

(7) Total Budget: \$14,000,000.00

(8) Responsible Organization: County Corp.

130 West 2nd Street, Suite 1420, Dayton, OH 45402

Contact-Jim Martone 937-225-6328

(9) Projected Start Date: July 2009

(10) Projected End Date: July 2010

(11) Specific Activity Requirements:

Housing related activities:

- duration or term of assistance--permanent
- tenure of beneficiaries--rental
- affordability to stay with property

**G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)**

- (1) Activity Name: Lyon's Place
- (2) Activity Type: Redevelop Demolished or Vacant Properties; 24 CFR; 570.201 (m)
- (3) National Objective: LMMI
- (4) Activity Description: NSP funds will be used for the construction of 67 unit apartment building located at the VA campus on West Third Street. The apartment units will be marketed to low and moderate income seniors and veterans.
- (5) Location Description: Veterans Administration Campus
- (6) Performance Measures 67 units of housing to be constructed for households that are 50 percent of area median income and below.
- (7) Total Budget: \$8,557,992.00
- (8) Responsible Organization: St. Mary Development Corporation 713 W. Grand Ave. Dayton, OH 45406, Contact-Richard McBride
- (9) Projected Start Date: July 2009
- (10) Projected End Date: July 2010
- (11) Specific Activity Requirements:

Housing related activities:

- duration or term of assistance--permanent
- tenure of beneficiaries--rental
- income verification

**G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)**

(1) Activity Name: Nuisance Demolition

(2) Activity Type: Demolition of vacant/blighted structures- 24 CFR 570.201(d)

(3) National Objective: LMMI

(4) Activity Description: This activity involves the elimination of approximately 500 nuisance structures that are beyond repair, and pose a health and/or safety hazard in eligible neighborhoods.

(5) Location Description:

STATE	COUNTY	TRACT	BLKGRP	Description
39	113	000802	2	Santa Clara
39	113	000802	3	Santa Clara
39	113	000900	5	Southern Five Oaks
39	113	002200	2	Twin Towers
39	113	002200	3	Twin Towers
39	113	002600	2	Linden Hts - Lorain Area
39	113	003500	2	Carillon – North
39	113	003600	1	Wolf Creek
39	113	003800	1	Westwood
39	113	003800	2	Westwood
39	113	003800	3	Westwood
39	113	003800	5	Westwood
39	113	003800	6	Westwood
39	113	003900	1	Westwood
39	113	003900	2	Westwood
39	113	003900	3	Lakeview Area
39	113	004000	1	Lakeview Area
39	113	004000	2	Lakeview Area
39	113	004200	1	Lakeview Area
39	113	004200	2	Lakeview Area
39	113	004300	1	Lakeview Area
39	113	004400	1	Lakeview Area
39	113	004400	2	Lakeview Area
39	113	004400	3	Lakeview Area
39	113	004400	4	Lakeview Area
39	113	070202	1	Lakeview Area

(6) Performance Measures: 500 units of housing to be demolished for the income levels of households that are at or below 120% AMI.

(7) Total Budget: \$3,100,000.00

(8) Responsible Organization: City of Dayton, Department of Building Services  
Contact-Bill Nelson

(9) Projected Start Date: March 2009

(10) Projected End Date: September 2013

(11) Specific Activity Requirements: N/A

**G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)**

(1) Activity Name: Habitat for Humanity

(2) Activity Type: Redevelop Demolished or Vacant Properties; 24 CFR 570.201 (a) (b) (c)

(3) National Objective: LMMI

(4) Activity Description:

Funds will be used to construct 10 single family homes on vacant property that will be made available to those earning 50% or below AMI.

(5) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

(6) Performance Measures: The construction of 10 single family homes for the income levels of households that are 50 percent of area median income and below.

(7) Total Budget: \$350,000.00

(8) Responsible Organization: Dayton Habitat for Humanity

1041 S Patterson Blvd, Dayton, OH 45402, (937) 586-0860, Contact Diane Graham

(9) Projected Start Date: June 2009

(10) Projected End Date: December 2010

(11) Specific Activity Requirements:

Housing related activities:

To ensure affordability, a deed restriction will be placed on each property

**G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)**

- (1) Activity Name: Fitch & Hawthorne Housing Project
- (2) Activity Type: Redevelop Demolished or Vacant Properties; 24 CFR 570.201 (a) (b) (c)
- (3) National Objective: LMMI
- (4) Activity Description:  
NSP funds will be used to assist in the construction of up to 7 single family homes that will be fully ADA compliant, and rented to disabled households earning at or below 50% AMI.
- (5) Location Description: Corner of Germantown and Hawthorne Street (Southwest Priority Board Area)
- (6) Performance Measures: The construction of 7 fully compliant ADA, single family homes for the income levels of households that are 50 percent of area median income and below.
- (7) Total Budget: \$1,120,000.00
- (8) Responsible Organization: DMHA 400 Wayne Ave, Dayton, Ohio 45402  
Contact- Mary DelRaso (937)910-7500
- (9) Projected Start Date: July 2009
- (10) Projected End Date: July 2010
- (11) Specific Activity Requirements:

For housing related activities, include:

- tenure of beneficiaries--rental
- 20 year affordability period (owned by Public Housing Authority)



**G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)**

(1) Activity Name: Neighborhood Greening Program

(2) Activity Type: NSP-Land bank; Acquisition 24 CFR 570.201(a)

(3) National Objective: LMMI

(4) Activity Description:

The Neighborhood Greening Program consists of three projects that seek to recover vacant and abandoned land in Areas of Greatest Need. Vacant open grass lots are typically associated with trash debris and loitering. The objective of this program is to create an environmentally conscience and sustainable alternative that will involve the development of one or more of the following: woodlands, prairie, alternative “no-mow” landcover, public park expansion, or new green space development.

(5) Location Description: Activities related to this program will take place in three locations to be determined, but in any case will be Areas of Greatest Need that will benefit most from this type of project.

(6) Performance Measures Three vacant areas transformed into environmentally-sensitive demonstration projects that will provide area-wide benefit and exhibit the potential of alternatives to strictly growing grass.

(7) Total Budget: \$249,610,00.

(8) Responsible Organization: City of Dayton, Department of Planning and Community Development

(9) Projected Start Date: March 2009

(10) Projected End Date: August 2011

(11) Specific Activity Requirements:  
N/A

**G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)**

(1) Activity Name: Tawawa Fall Soft Program

(2) Activity Type: The purchase/rehabilitation of homes and residential properties that have been abandoned or foreclosed upon, in order to sell or rent to households with incomes at or below 120% AMI; 24 CFR 570.201 (a) (b), and 570.202

(3) National Objective: LMMI

(4) Activity Description:

The program will provide rental-housing opportunities for;

- former home-owners who lost their existing homes through mortgage foreclosure
- for families that are engaged in a first time home-buyer program.

The “Soft Fall Program” is structured as an accelerated “Lease-Purchase Program” that will assist participating families in becoming home-owners within a two to five year period.

(5) Location Description: City of Dayton NSP eligible areas

(6) Performance Measures: The purchase and rehab of 3-4 homes

(7) Total Budget: \$540,000

(8) Responsible Organization: Tawawa Community Development Corp.  
Central State University, 1400 Brush Row Road, Wilberforce, OH 45384  
Contact- J. Jeffrey Payne Phone: (937) 376-6536

(9) Projected Start Date: July 2009

(10) Projected End Date: September 2011

(11) Specific Activity Requirements:

For acquisition activities, include:

- discount rate

Housing related activities:

- duration or term of assistance-for qualified homebuyers, affordability remains with the property until sold, not to exceed 10 years; for qualified renters; rents will remain affordable with income qualification.
- tenure of beneficiaries--rental or homeownership
- purchase discount will apply

